

**Foxborough Planning Board
Meeting Minutes
November 17, 2011
Town Hall**

Members Present: Kevin Weinfeld, William Grieder, Gordon Greene, Ron Bressé, Shannon McLaughlin, Alternate John Rhoads

Also Present: Planner Sharon Wason

7:00 p.m. Review of old/new business

Planner's Report

Rte. 495 Partnership – attended a presentation. The Priority Preservation and Development Areas that were identified by the Board were filtered and only Route 1 area is listed as a development area in Foxborough.

Payson Road – paving will probably be done on Monday. Contractor wanted to be indemnified from plow damage but the proposal wasn't accepted by the Town.

North Street – sidewalk fund could be used to perform work. Leftover monies will be determined after the November invoice has been received.

MassWorks grants – grants were denied, have met with engineer William Buckley to discuss how to go ahead with the intersection improvements at Central/Commercial. One of the options considered is to do a tax surcharge for businesses in that area to fund project.

Agricultural Commission – attended along with Gordon Greene a reception that the Commission held last night. The Commission was formed to promote and enhance agricultural in town.

Housing Production Plan – a meeting with MAPC staff is scheduled for December 8th to kick off the project.

Christmas week – would like to have the week off. Can present a plan of coverage at the next meeting.

7:15 p.m. Discussion concerning "Highlawn Farms" subdivision

Attorney Robert Shelmerdine was present. He stated that due to the snow storm, National Grid canceled the November 1st appointment to connect the street lights. He stated that on Monday November 21st, the developer's electrician will meet with National Grid who will be opening the transformer to connect the lights and the lights will be livened up shortly thereafter. Concerning the rock pile, he stated that he doesn't have a schedule for the rock removal. Kevin Weinfeld stated that the Board is concerned that the material won't be needed by the contractors as much during winter. R.Shelmerdine responded that he doesn't think that this is a seasonal issue; he stated that they are waiting more for Bobby Hearn's schedule than for the contractors. R.Bressé stated that they should coordinate the schedule with the contractors. Gordon Greene stated that

most outside construction ends December 15th. William Grieder stated that the plan is problematic, since it's all verbal; should have a written plan and schedule including a commitment. Sharon Wason stated that the reason for the discussion is due to the expected rock crushing that was supposed to begin at the beginning of October. She stated that the Board's fear is that this is a seasonal need and there won't be a need for the material during the winter. W.Grieder stated that the homeowners' have been subjected to a lot of difficulties and the developer should be upfront with them and present a plan. He stated that the Board is trying to work with him, but he needs to step up and need to get this thing done. John Rhoads suggested that a date be set for the rocks to be removed either by hauling or crushing. Some of the Board members were concerned that a deadline would be conducive to delays and removal not done until right before the deadline. The Board discussed setting a starting date and a deadline for rock removal. S.Wason stated that if the work gets started and is sustained, making progress but not finished by the deadline, then the Board could grant an extension. R.Shelmerdine stated that the terms are agreeable.

Motion by W.Grieder to send a letter to Mr. Intoccia to set December 1 as a start date and finish date April 2, 2012 for rock removal and requiring that the work start with the rocks closer to the houses. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

Mark Sapier stated that he attended the meeting on behalf of a friend who has paid a deposit on the house on lot 15 and asked what the chances are that the house will be constructed. R.Shelmerdine stated that this is a private matter. K.Weinfeld stated that Building Commissioner Casbarra wants the houses that are open secure and encouraged Mr. Sapier to speak with Mr. Casbarra.

**7:45 p.m. Public Hearing – Special Permit
 Accessory Apartment
 7 Childs Lane
 Ron & Arleen Miller**

Motion by W.Grieder to waive the reading of the public hearing notice. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

Applicant Ron Miller was present. K.Weinfeld read the response to the standards for Accessory Apartments.

Mr. Miller explained that he purchased the house 4 years ago. He stated that his daughter, son in law and granddaughter also live there. He stated that one bedroom was removed to build a larger bathroom. There's a large laundry room in the basement where they can locate the stove. He stated that due to health problems, a lot of water is consumed by members of the family. The family has shut the pool down to cut down on water usage.

K.Weinfeld read letter from Water & Sewer Superintendent stating that a reduction of flow is necessary. S.Wason stated that Mr. Miller should explain that the persons already live in the house and there are no bedrooms being added.

W.Grieder stated that this Board has been very supportive of residents applying for a permit to construct accessory apartment and it seems that all the requirements from the Planning Board are met, but need a positive recommendation from the Water Department. He encouraged Mr. Miller to meet with the Water & Sewer Commissioners and explain his situation. He stated that the

Board would continue this matter until the next meeting to give him an opportunity to discuss this issue with the Commissioners.

Motion by W.Grieder to continue the public hearing to December 8, 2011 at 7:15 pm. Seconded by G.Greene. Unanimous Affirmative Vote (5:0)

8:00 p.m. General Business

The Board signed invoices submitted by Ms. Wason.

The Board read correspondence from MAPC regarding Zoning Reform. They requested that the Board consider supporting this bill. S.Wason explained that the bill will bring the Mass land laws in line with land laws around the country. She stated that the bill will also define Site Plan Review as a statute.

Ron Bressé stated that Mr. Martyniak informed him that Garrett Spillane Road was paved today.

8:10 p.m. Old Business

“Chestnut Green”

S.Wason stated that she spent Friday and Monday looking at the Chestnut Green permits. She stated that Zoning is R-15 with overlay for Chestnut Payson Overlay District. In the Special Permit application, she applied for multifamily; accessory structures to residential uses and offices but did not include accessory structure to non-residential uses. She stated that the permit and minutes discuss that the permit is issued to uses within the buildings. Also, the buildings are in the National Register of Historic places, any changes need to be approved by National Park Service and the Massachusetts Historical Commission. The building is a 1924 addition between the ward buildings which was used as a corridor. She stated that she met with Mr. Crocini twice. S.Wason stated that Mr. Crocini insists that Sovereign Consulting is a professional office use but she is concerned about uses that would need a contamination showers.

W.Grieder stated that they took pride in preserving the historic aspect of the site. G.Greene stated that the Board needs documentation of approval from NPS to build the addition.

Master Plan

S.Wason presented the Board with Section 81D of the MGL relating to Master Plans and a Master Plan Roadmap:

1. Can begin by purchasing SurveyMonkey and begin a full blown survey.
2. Begin immediately on Downtown Plan. Intern can do a survey of the downtown buildings.
3. Issue RFP for economic development services by 1/1/12.
4. Seek MHC funds for historic preservation element of Master Plan by 11/21/11.

Motion by W.Grieder to approve the plan as presented. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

Department Budget

The Board reviewed the proposed budget for FY13.

Motion by W.Grieder to approve the proposed budget. Seconded by K.Weinfeld. Unanimous Affirmative Vote (5:0)

9:30 p.m. Meeting adjourned

Approved by: Kevin Weinfeld, Chairman

Date: January 19, 2012